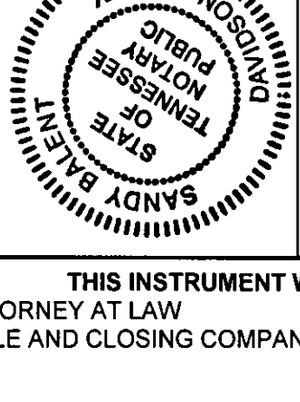
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory J. Wright	New Owner	11716020900
(NAME)	(NAME)	BILL GARRETT, Davidson County
1127 Maplehurst Ave.		Trans:T20130103998 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/12/13 14:16 2 pgs
Nashville, TN 37204		Fees:13.00 Taxes:1461.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131212-0125933

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey Hiam, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory J. Wright and Courtney A. Wright, Husband and Wife, as Tenants by the Entirety, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land Being in Davidson County, Tennessee, being Lot No. 1 and Lot No. 2 of Block 12, on the Map of College Park, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 1 and Lot No. 2 front together 100 feet on the southerly side of Maplehurst Lane and run back 168 feet 6 inches on the easterly line of Lot No. 2 and 170 feet on the westerly line of Lot No. 1 to a dead line, and measure 100 feet thereon.

Included in the above description, but expressly excluded therefrom, is the easterly 10 feet of Lot No. 2 conveyed in Deed to Jura V. Stafford, from Ira T. Adams, of record in Book 2746, Page 95, said Register's Office.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed dated May 17, 2013, from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20130604-0056380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENT, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF COLLEGE PARK, OF RECORD IN PLAT BOOK 843, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED ABOVE****

unimproved ☐

This is improved ☑ property, known as 1127 Maplehurst Ave., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of December, 2013.

Aubrey Hiam

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115